

01395 222350

**LINKS**  
ESTATE AGENTS

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**Guide Price £199,950**

**Flat 2, 15 Woodville Road, Exmouth, EX8 1SE**



- 3 Bedroom First & Second Floor Maisonette • Level Walk To Town Centre & Train Station
- Electrically Heated & uPVC Double Glazed • Bay Fronted & Open Plan Kitchen / Living Room
- 2 First Floor Bedrooms & Shower Room • Master Bedroom With Large En-Suite Shower Room
- Share Of Freehold & Long Lease • NO ONWARD CHAIN





A pathway provides access to a communal front entrance door and leads to:

## Ground Floor

### Communal Entrance Hall

High level electric meter boxes. Smoke alarm. Staircase rising to the first floor.

## First Floor

### Hallway

Staircase rising to the first floor. Laminate flooring. Ceiling lights. Smoke alarm. Alcove with space and plumbing for a washing machine. Doors leading to 2 bedroom bathroom and:

### Kitchen / Living Room 15'3" (4.65m) Max x 13'7" (4.14m) Into Bay

A large walk in square bay window to front with additional window adjacent. Range of floor standing and wall mounted cupboard and drawer storage units with roll edged work surfaces and tiled splash back above. Matching breakfast bar. Built in four electric hob with an electric oven below and filter hood above. Inset stainless steel single sink and drainer unit. Integrated fridge. Radiator. Inset ceiling lights. Laminate flooring.

### Bedroom 2 12'6" (3.81m) x 8'0" (2.44m)

Dual aspect room with a window to rear and a window to side. Inset ceiling lights. Radiator.

### Bedroom 3 8'5" (2.57m) x 6'1" (1.85m)

Window to rear. Radiator.

### Shower Room

Modern fitted white suite comprising of a walk in single shower quadrant with splash screen doors, electric shower unit and tile splash backs to splash prone areas. Low level WC. Wash hand basin with storage below and display to side. Wall mounted mirror, light and shaver socket. Heated towel rail. Extractor fan. Inset ceiling lights. Tiled flooring.

## Second Floor

### Landing

Door leading to:

### Master Bedroom 27'0" (8.23m) x 15'3" (4.65m)

Please note, the bedroom measurement is a maximum measurement of the length and width - the room is split into different areas. The main bedroom in this property is of a very good size converted from the original roof space with some areas that are [art;y



restricted by reduced head height/parts ceilings. Dual aspect room with a window to front and window to rear. Radiator. Inset ceiling lights. Smoke alarm. Useful eaves storage spaces. Large floor mounted electric boiler. Door leading leading to:

### Shower Room

Obscure glazed window to rear. Modern fitted white suite comprising of a walk in single shower quadrant that has sliding splash screen doors, electric shower unit above and tiled splash backs to splash prone areas. Low level WC. Wash hand basin with storage below. Heater towel rail. Tiled flooring.. Extractor fan. Shaver socket.

### Tenure

The property enjoys a 50% share of the FREEHOLD. The property also has lease that has approx 989 years remaining. Maintenance is split 50/50 on an ad hoc basis. Building insurance is £114.40

### Services

Mains electric, water and drainage connected, Council Tax Band B.

### Mortgage Assistance

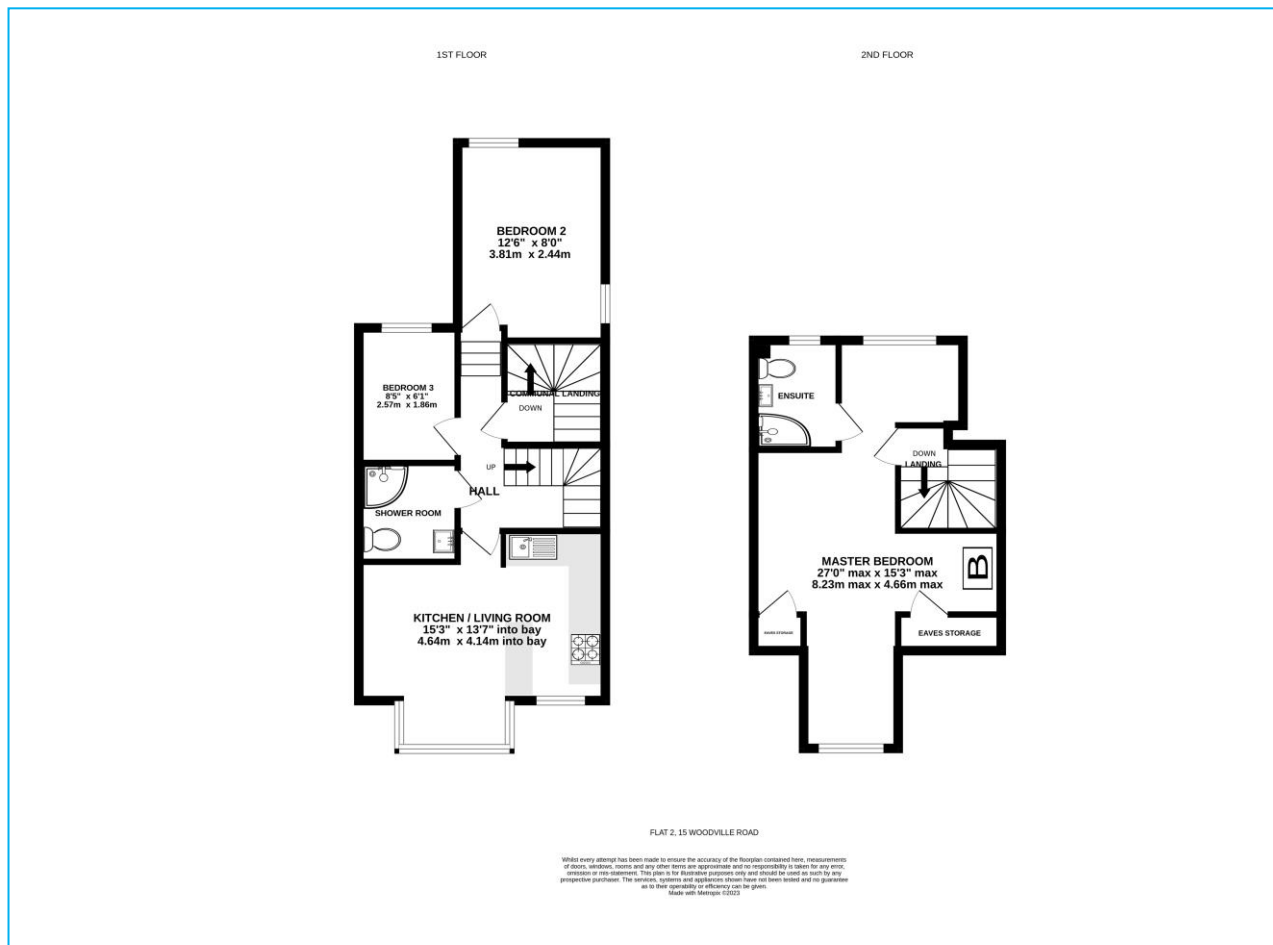
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

Your home may be repossessed if you do not keep up repayments on your mortgage

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### Agents Notes

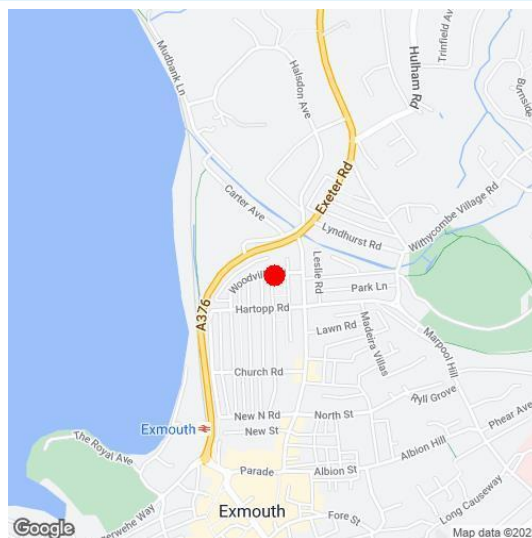
Please note, these are draft particulars and they are awaiting vendors verification.



### Directions

From our prominent town centre office, proceed out of town along Exeter Road. After passing the turning to Park Road, take the next left hand side turning into Woodville Road. The property will be found on the left hand side, on the corner of Egremont Road, clearly identified by our for sale board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	61	63
EU Directive 2002/91/EC		



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 TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: [www.linksestateagents.co.uk](http://www.linksestateagents.co.uk)

Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.